Our ref: 31741vf
The Chief Planning Officer

03/04/2025

Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Beacon Communications Ltd
Unit E3
Pitts Cleave Industrial Estate
Tavistock
PL19 0PW

Dear Sir/Madam,

UPGRADE AT TELECOMMUNNICATIONS SITE: 31741vf Southlands Farm, Brighton Road, Monks Gate, Horsham, West Sussex, RH13 6JD. EASTING: 520280 & NORTHING: 127900

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of upgrading suitable sites in the Horsham area for radio base stations that will improve service provision for Vodafone. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of Vodafone's continued network improvement program, there is a specific requirement for an upgrade to the radio base station at this location to improve coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our upgrade prior to a formal planning submission.

Our technical network requirement is as follows:

- Removal of 6no. Antennas to be replaced with 3no. Antennas and any other associated ancillary works thereto.
- Installation of 1no. 0.3m dish and 1no. 0.6m dish @18.50m.
- Cabin to be upgraded internally.

In the first instance, all correspondence should be directed to the agent.

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

www.cornerstone.network

Classification: Unrestricted
Classification: Unrestricted

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 31741vf).

Yours faithfully,

Lauren Flynn
Graduate Acquisition and Planning Surveyor
lauren.flynn@beaconcomms.co.uk
07812 231026

(for and on behalf of Cornerstone)

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CORNERSTONE CONSULTATION PLAN

Site no: 31741vf	**Site Contacts**	lauren.flynn@beaconcomms.co.uk	
Site Name and Address: Southlands Farm		vfbeacon@beaconcomms.co.uk	
Southlands Farm, Brighton Road, Monks Gate Horsham, West Sussex, RH13 6JD. Easting: 520280 & Northing: 127900	**LPA**	Horsham District Council	
Initial Rating (Stage 2.A.1)	**GREEN**		Sign and date LAUREN FLYNN 03/04/2025
Re-assesed Rating	**RED - AMBER - GREEN**		**Sign and date**

Stage 2.A.2	LPA Comments and Opinion	Start Date	Closing Date	Comments

Stage 2.A.4 - Identify Consultation Strategy

Ref	Consultation Method	Agreed to be carried out Yes/No	Details (location, time, address, invitees, etc)	Start Date	Closing Date	Comments
3.A.1	Letter to Ward Councillor (Inc. MLA in NI)	YES	Councillor Dennis Livingstone c/o Horsham District Council Albery House Springfield Road Horsham RH12 2GB dennis.livingstone@horsham.gov.uk	03-04-25		To be sent at the same time as LPA.
3.A.2	Letter to Parish Council	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.

3.A.3	MP	NO				MP consulatation to be considered upon response from LPA and ward councillor.
3.B.1	Consultation Letter Mail Shot	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.
3.B.2	Erect Voluntary Consultation Notice	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.
3.B.3	Informal 'Drop In' Session	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.
3.B.4	Key Stakeholder Briefing session	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.
3.B.5	Information Leaflets	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.
3.B.6	Public Notice Placed in Local Press	NO				Due to nature and location of upgrade, action not required unless deemed necessary by LPA.

Schools - must be consulted if 'near'

Schools to be consulted - (includes colleges)	Agreed to be carried out Yes/No	Address (Chair of Governors and Head Teacher)	Start Date	Closing Date	Comments

Others

	When the consultation plan has been completed please upload to either omnix or evenflow				

Classification: Unrestricted

SITE LOCATION



0 1km 2km
Scale

SITE LOCATION
(Scale 1:50000)

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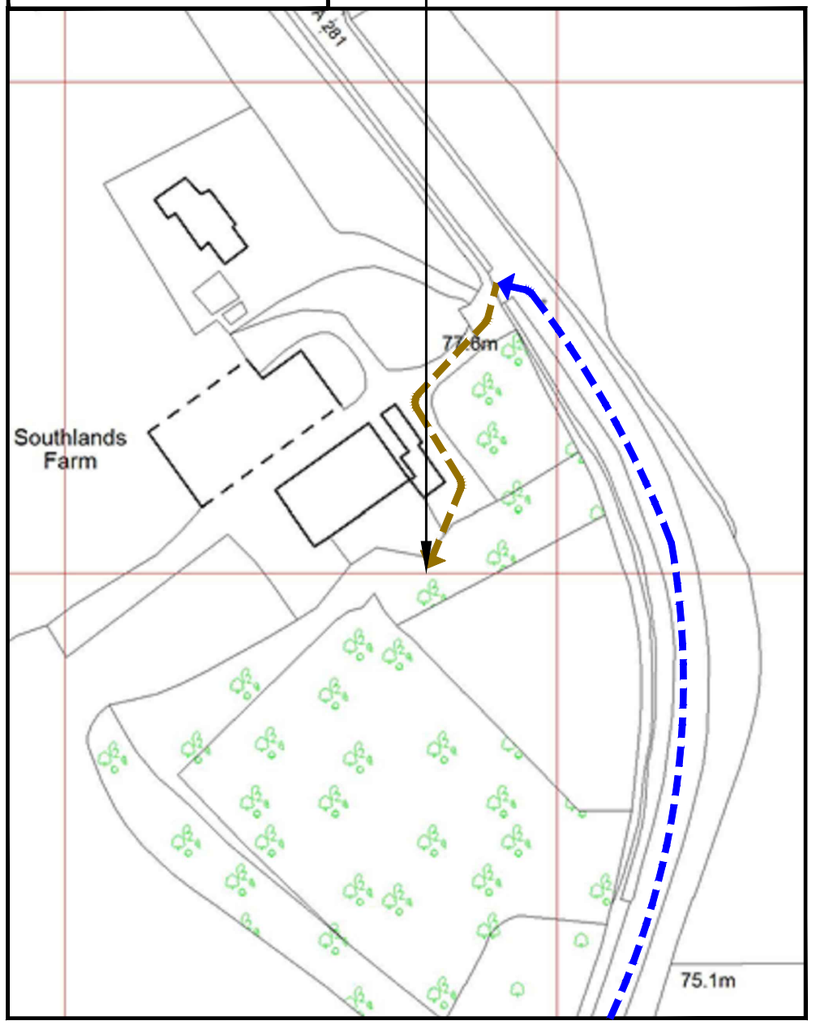
SITE PHOTOGRAPH

N
W E
S

= Right of Access
= Public Access Route

SITE LOCATION



1 279 00
1 278 00
520200
520300

DETAILED SITE LOCATION
(Scale 1:1250)

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What3words – search.boards.passages

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N.G.R	E: 520273	N: 127889	

DIRECTIONS:
HEAD SOUTHWEST ON M23, CONTINUE ONTO A23, TAKE THE B2114 EXIT TOWARD B2110, AT THE ROUNDABOUT, CONTINUE STRAIGHT ONTO BRIGHTON RD/B2114, CONTINUE TO FOLLOW B2114, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO HIGH ST/B2110/B2114, SLIGHT RIGHT ONTO HORSHAM RD/B2110, SLIGHT RIGHT ONTO SANDYGATE LN/B2115, SLIGHT RIGHT ONTO SANDYGATE LN/B2115, DESTINATION WILL BE ON THE LEFT.

REV		BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

BEACONCOMMS
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
SOUTHLANDS FARM	–

Cell ID No

CSID	✓ VF	– VMO2
12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

Drawing Title:
SITE LOCATION MAPS

Purpose of issue:	Dwg Rev:
PLANNING	1A

Drawing Number:	Original Sheet Size:	Pack Issue:
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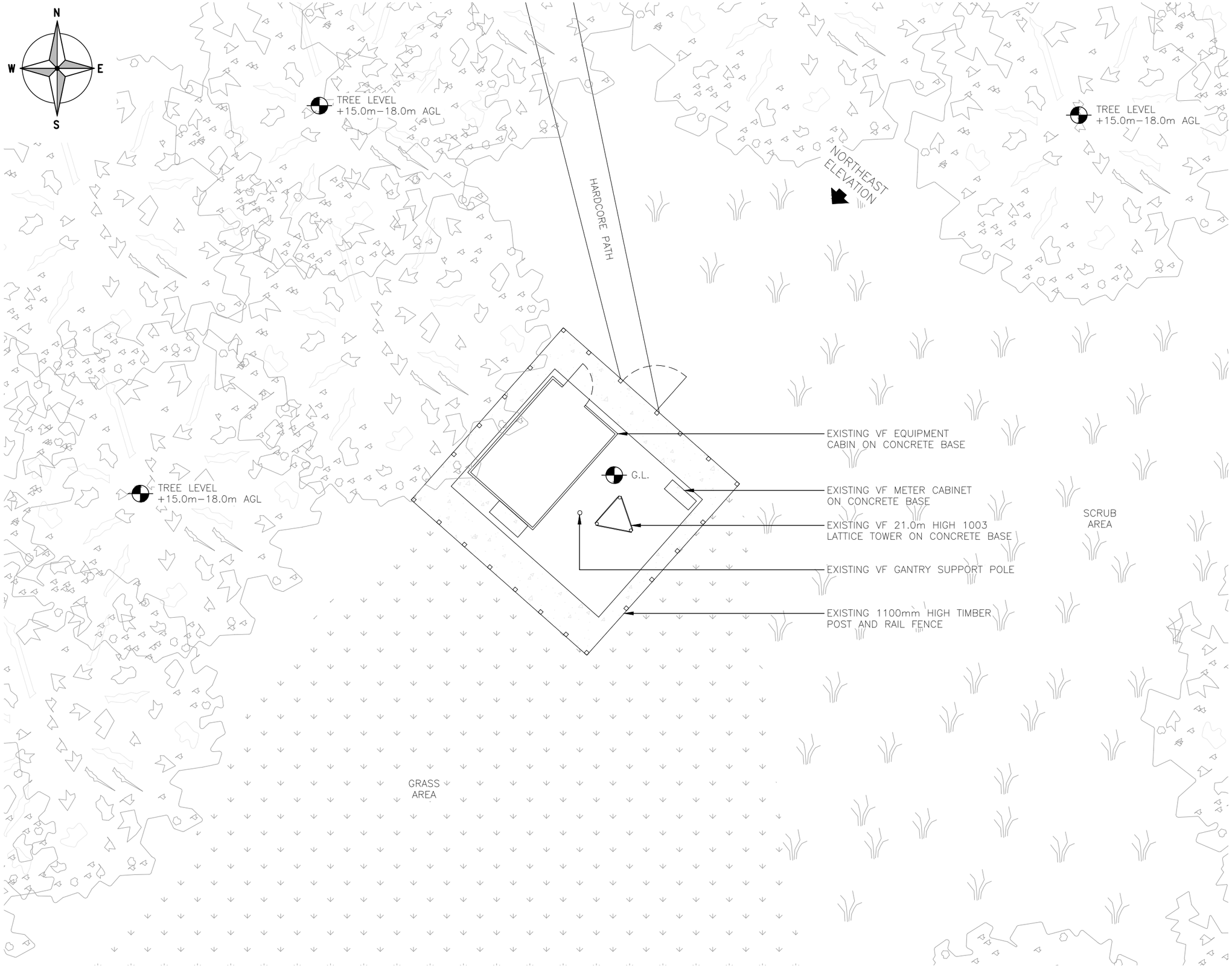
Surveyed By:		Drawn:	Date:	Checked:	Date:
INS		RAJ	05/03/25	TC	05/03/25



EXISTING SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 520273 N: 127889

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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SOUTHLANDS FARM
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HORSHAM
ENGLAND
RH136JD

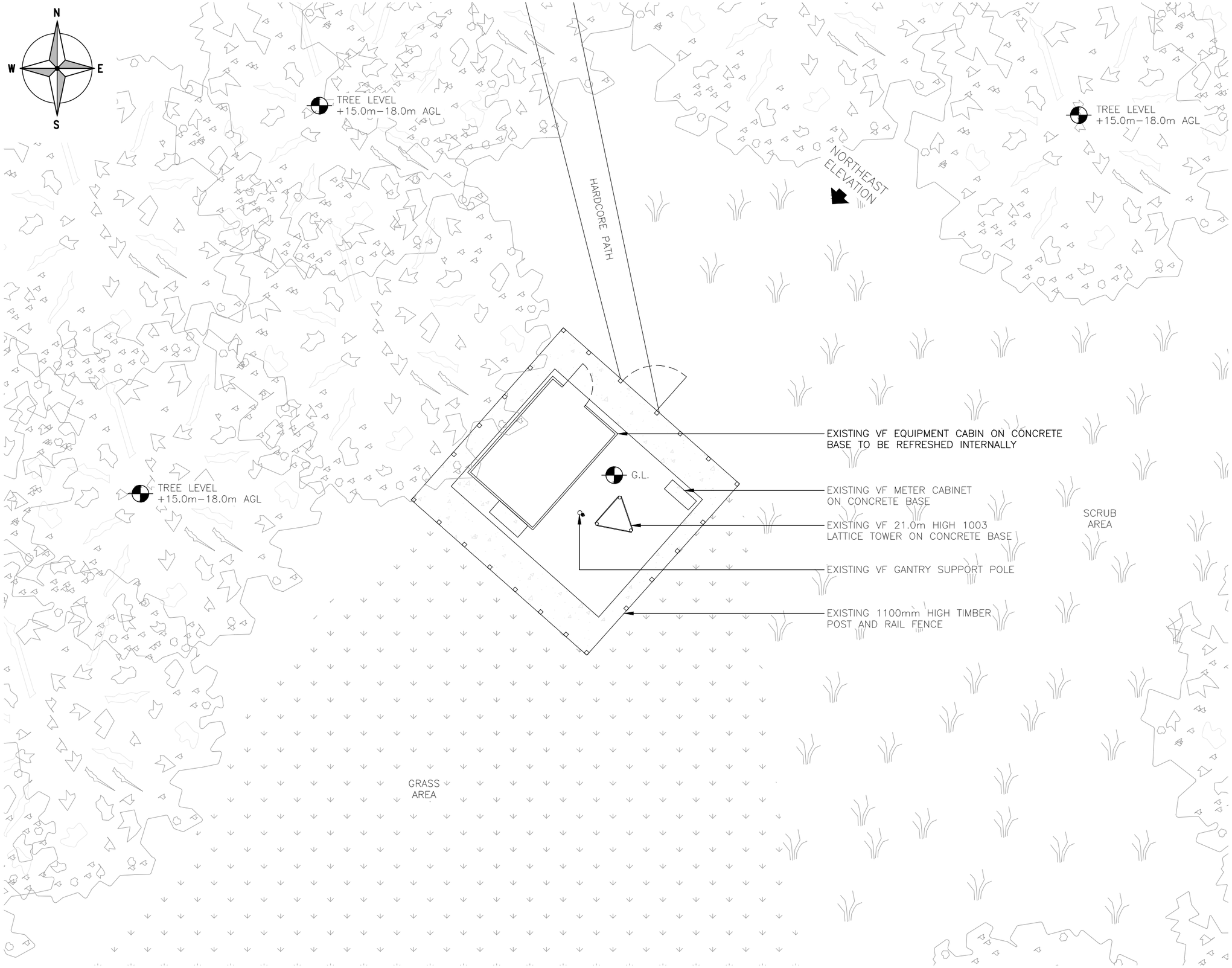
Drawing Title: EXISTING SITE PLAN

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 200

Surveyed By: INS — Original Sheet Size: A3 — Pack Issue: 1A

Drawn:	Date:	Checked:	Date:
RAJ	05/03/25	TC	05/03/25



PROPOSED SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 520273 | N: 127889

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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Cell Name	Opt.
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Cell ID No

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12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

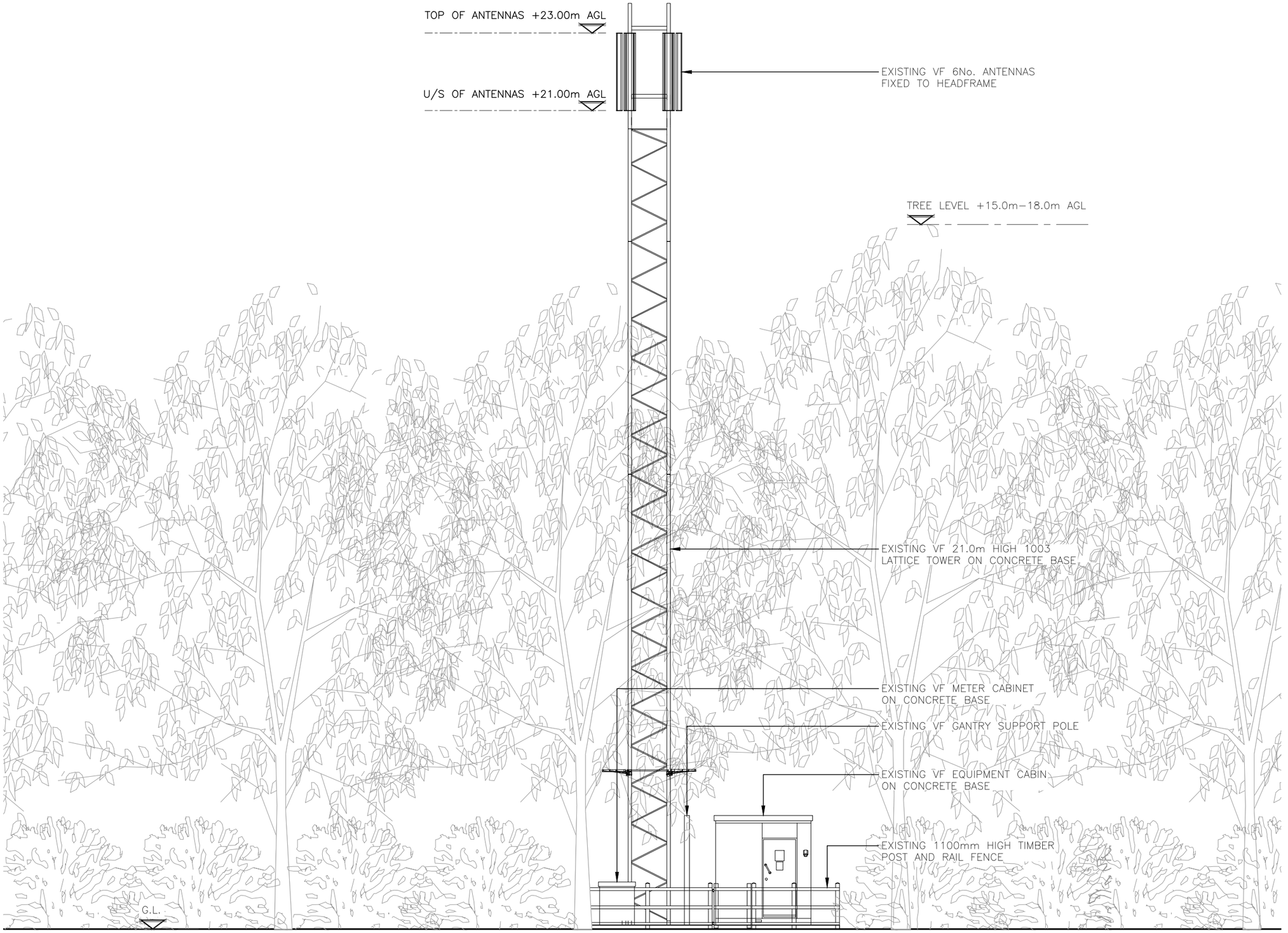
Drawing Title: PROPOSED SITE PLAN

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 201

Surveyed By: INS | Original Sheet Size: A3 | Pack Issue: 1A

Drawn: RAJ | Date: 05/03/25 | Checked: TC | Date: 05/03/25



EXISTING NORTHEAST ELEVATION

(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 520273 N: 127889

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

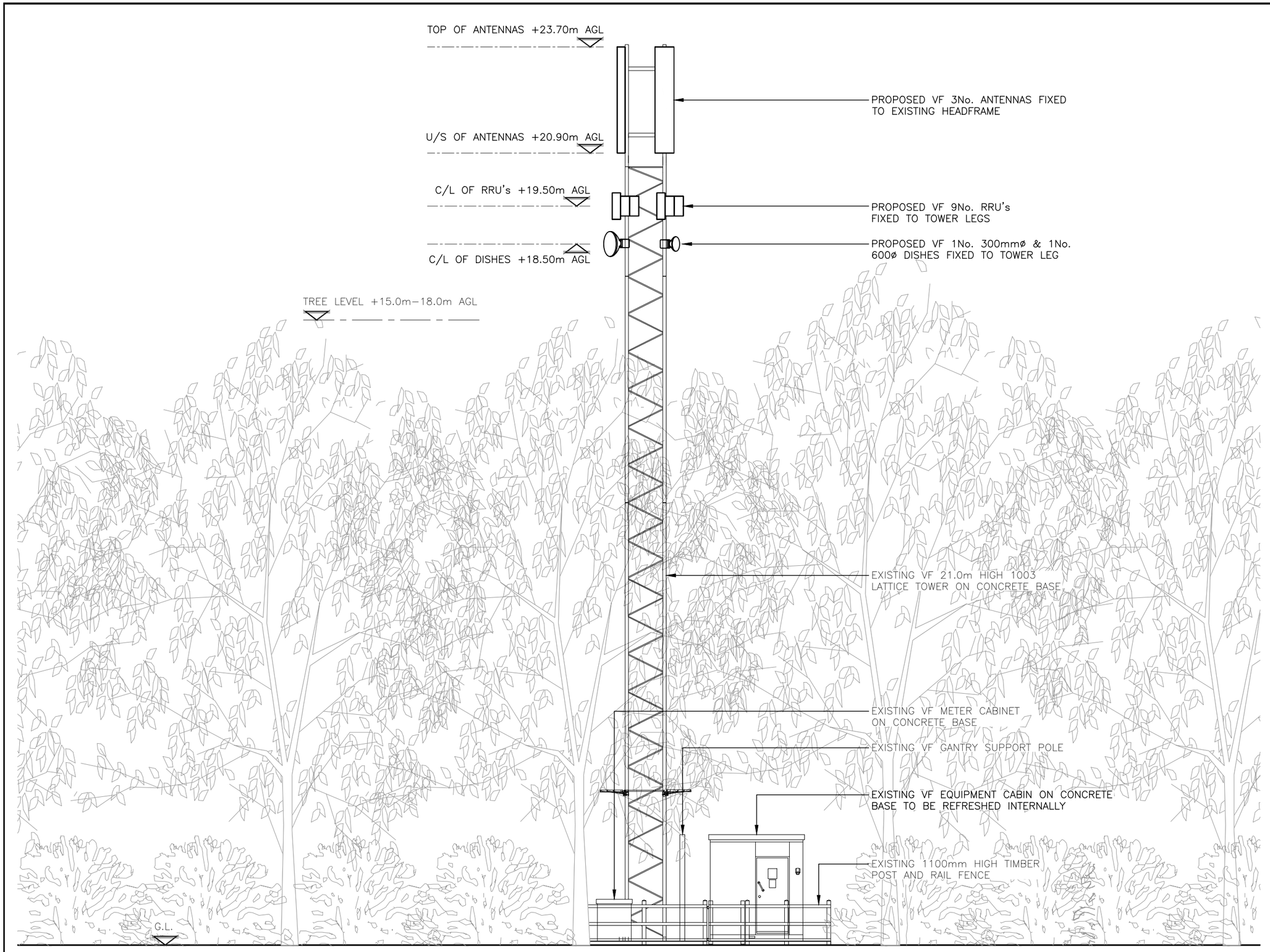
Drawing Title: EXISTING ELEVATION

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 300

Surveyed By:	Original Sheet Size:	Pack Issue:
INS	A3	1A

Drawn:	Date:	Checked:	Date:
RAJ	05/03/25	TC	05/03/25



PROPOSED NORTHEAST ELEVATION

(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 520273 N: 127889

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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Drawing Title: PROPOSED ELEVATION

Purpose of issue:	Dwg Rev:
PLANNING	1A

Drawing Number:	Original Sheet Size:	Pack Issue:
301	A3	1A

Surveyed By:		Drawn:	Date:	Checked:	Date:
INS		RAJ	05/03/25	TC	05/03/25